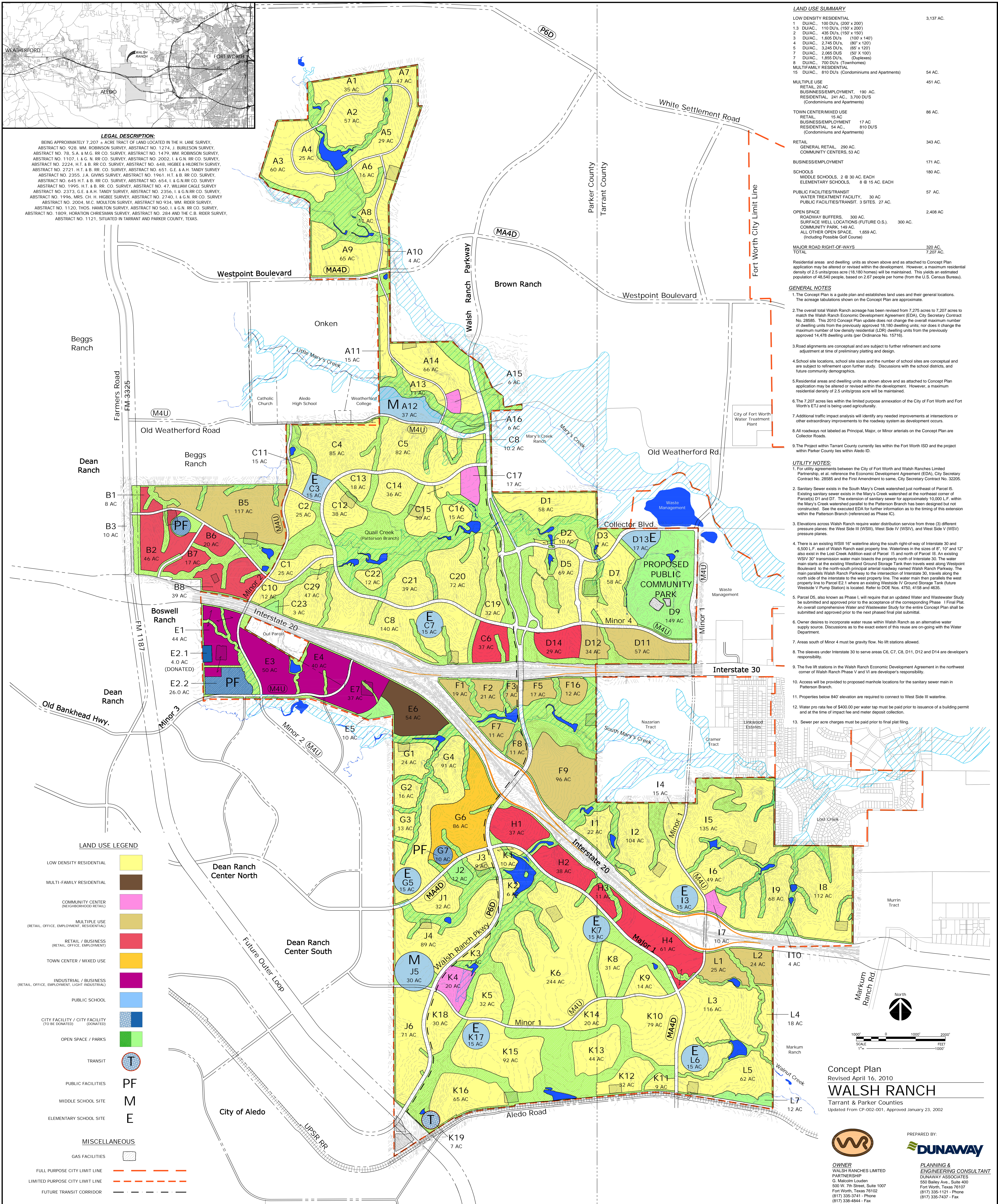


LEGAL DESCRIPTION:
BEING APPROXIMATELY 7,207 ± ACRE TRACT OF LAND LOCATED IN THE H. LANE SURVEY, ABSTRACT NO. 928, WM. ROBINSON SURVEY, ABSTRACT NO. 1274, J. BURLISON SURVEY, ABSTRACT NO. 78, S.A. & M.G. RR CO. SURVEY, ABSTRACT NO. 1479, WM. ROBINSON SURVEY, ABSTRACT NO. 1107, I. & G. N. RR CO. SURVEY, ABSTRACT NO. 2002, I. & G. N. RR CO. SURVEY, ABSTRACT NO. 2224, H.T. & B. RR CO. SURVEY, ABSTRACT NO. 648, HIGBEE & HILDRETH SURVEY, ABSTRACT NO. 2721, H.T. & B. RR CO. SURVEY, ABSTRACT NO. 651, G.E. & A.H. TANDY SURVEY, ABSTRACT NO. 2355, J.A. OWING SURVEY, ABSTRACT NO. 1961, H.T. & B. RR CO. SURVEY, ABSTRACT NO. 645, H.T. & B. RR CO. SURVEY, ABSTRACT NO. 654, I. & G. N. RR CO. SURVEY, ABSTRACT NO. 1995, H.T. & B. RR CO. SURVEY, ABSTRACT NO. 47, WILLIAM CAGLE SURVEY, ABSTRACT NO. 2373, G.E. & A.H. TANDY SURVEY, ABSTRACT NO. 2356, I. & G. N. RR CO. SURVEY, ABSTRACT NO. 1996, MRS. CH. H. HIGBEE SURVEY, ABSTRACT NO. 2740, I. & G. N. RR CO. SURVEY, ABSTRACT NO. 2004, M.C. MOULTON SURVEY, ABSTRACT NO. 934, WM. RIDER SURVEY, ABSTRACT NO. 1120, THOS. HAMILTON SURVEY, ABSTRACT NO. 560, I. & G. N. RR CO. SURVEY, ABSTRACT NO. 1509, HORATION CHRISTMAN SURVEY, ABSTRACT NO. 284, AND THE C.B. RIDER SURVEY, ABSTRACT NO. 1121, SITUATED IN TARRANT AND PARKER COUNTIES, TEXAS.



LAND USE SUMMARY

LOW DENSITY RESIDENTIAL	3,137 AC.
1 DU/AC, 100 DUs, (200' x 200')	
1.3 DU/AC, 110 DUs, (150' x 200')	
2 DU/AC, 435 DUs, (150' x 150')	
3 DU/AC, 1,605 DUs, (100' x 140')	
4 DU/AC, 2,745 DUs, (80' x 120')	
5 DU/AC, 3,245 DUs, (85' x 120')	
7 DU/AC, 2,065 DUs, (50' x 100')	
7 DU/AC, 1,855 DUs, (Duplexes)	
8 DU/AC, 700 DUs, (Townhomes)	
MULTIFAMILY RESIDENTIAL	
15 DU/AC, 810 DUs (Condominiums and Apartments)	54 AC.
MULTIPLE USE	
RETAIL, 20 AC.	
BUSINESS/EMPLOYMENT, 190 AC.	
RESIDENTIAL, 241 AC., 3,700 DUs (Condominiums and Apartments)	451 AC.
TOWN CENTER/MIXED USE	
RETAIL, 15 AC.	
BUSINESS/EMPLOYMENT, 17 AC.	
RESIDENTIAL, 54 AC., 810 DUs (Condominiums and Apartments)	86 AC.
RETAIL	
GENERAL RETAIL, 200 AC.	
COMMUNITY CENTERS, 53 AC.	
BUSINESS/EMPLOYMENT	
MIDDLE SCHOOLS, 2 @ 30 AC. EACH	171 AC.
ELEMENTARY SCHOOLS, 8 @ 15 AC. EACH	180 AC.
PUBLIC FACILITIES/TRANSIT	
WATER TREATMENT FACILITY, 30 AC.	
PUBLIC FACILITIES/TRANSIT, 3 SITES, 27 AC.	57 AC.
OPEN SPACE	
ROADWAY BUFFERS, 300 AC.	
SURFACE WELL LOCATIONS (FUTURE O.S.), 300 AC.	
COMMUNITY PARK, 140 AC.	
ALL OTHER OPEN SPACE, 1,659 AC. (Including Possible Golf Course)	2,408 AC.
MAJOR ROAD RIGHT-OF-WAYS	320 AC.
TOTAL	7,207 AC.

Residential areas and dwelling units as shown above and as attached to Concept Plan application may be altered or revised within the development. However, a maximum residential density of 2.5 units/gross acre (15,150 homes) will be maintained. This yields an estimated population of 48,540 people, based on 2.67 people per home (from the U.S. Census Bureau).

GENERAL NOTES

- The Concept Plan is a guide plan and establishes land uses and their general locations. The acreage tabulations shown on the Concept Plan are approximate.
- The overall total Walsh Ranch acreage has been revised from 7,275 acres to 7,207 acres to match the Walsh Ranch Economic Development Agreement (EDA), City Secretary Contract No. 28585. This 2010 Concept Plan update does not change the overall maximum number of dwelling units from the previously approved 15,150 dwelling units; nor does it change the maximum number of low density residential (LDR) dwelling units from the previously approved 14,478 dwelling units (per Ordinance No. 15716).
- Road alignments are conceptual and are subject to further refinement and some adjustment at time of preliminary platting and design.
- School site locations, school site sizes and the number of school sites are conceptual and are subject to refinement upon further study. Discussions with the school districts, and future community demographics.
- Residential areas and dwelling units as shown above and as attached to Concept Plan application may be altered or revised within the development. However, a maximum residential density of 2.5 units/gross acre will be maintained.
- The 7,207 acres lies within the limited purpose annexation of the City of Fort Worth and Fort Worth's ETJ and is being used agriculturally.
- Additional traffic impact analysis will identify any needed improvements at intersections or other extraordinary improvements to the roadway system as development occurs.
- All roadways not labeled as Principal, Major, or Minor arterials on the Concept Plan are Collector Roads.
- The Project within Tarrant County currently lies within the Fort Worth ISD and the project within Parker County lies within Aledo ISD.

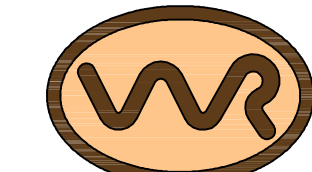
UTILITY NOTES:

- For utility agreements between the City of Fort Worth and Walsh Ranches Limited Partnership, et al. reference the Economic Development Agreement (EDA), City Secretary Contract No. 28585 and the First Amendment to same, City Secretary Contract No. 32205.
- Sanitary Sewer exists in the South Mary's Creek watershed just northeast of Parcel 15. Existing sanitary sewer exists in the Mary's Creek watershed at the northeast corner of Parcel(s) D1 and D7. The extension of sanitary sewer for approximately 10,000 L.F. within the Mary's Creek watershed parallel to the Patterson Branch has been designed but not constructed. See the executed EDA for further information as to the timing of this extension within the Patterson Branch (referenced as Phase IC).
- Elevations across Walsh Ranch require water distribution service from three (3) different pressure planes: the West Side III (WSIII), West Side IV (WSIV), and West Side V (WSV) pressure planes.
- There is an existing WSIII 16" waterline along the south right-of-way of Interstate 30 and 6,500 L.F. east of Walsh Ranch east property line. Waterlines in the sizes of 8", 10" and 12" also exist in the Lost Creek Addition east of Parcel 15 and north of Parcel 16. An existing WSV 30" transmission water main bisects the property north of Interstate 30. The water main starts at the existing Westland Ground Storage Tank then travels west along Westpoint Boulevard to the north-south principal arterial roadway named Walsh Ranch Parkway. The main parallel to the Walsh Ranch Parkway to the intersection of Interstate 30, travels along the north side of the interstate to the west property line. The water main then parallels the west property line to Parcel E2.1 where an existing Westside IV Ground Storage Tank (future Westside V Pump Station) is located. Refer to DOE Nos. 4750, 4158 and 4635.
- Parcel D5, also known as Phase I, will require that an updated Water and Wastewater Study be submitted and approved prior to the acceptance of the corresponding Phase I Final Plat. An overall comprehensive Water and Wastewater Study for the entire Concept Plan shall be submitted and approved prior to the next phased final plat submit.
- Owner desires to incorporate water reuse within Walsh Ranch as an alternative water supply source. Discussions as to the exact extent of this reuse are on-going with the Water Department.
- Areas south of Minor 4 must be gravity flow. No lift stations allowed.
- The sleeves under Interstate 30 to serve areas C6, C7, C8, D11, D12 and D14 are developer's responsibility.
- The five lift stations in the Walsh Ranch Economic Development Agreement in the northwest corner of Walsh Ranch Phase V and VI are developer's responsibility.
- Access will be provided to proposed manhole locations for the sanitary sewer main in Patterson Branch.
- Properties below 840' elevation are required to connect to West Side III waterline.
- Water pro rata fee of \$400.00 per water tap must be paid prior to issuance of a building permit and at the time of impact fee and meter deposit collection.
- Sewer per acre charges must be paid prior to final plat filing.

LAND USE LEGEND

- LOW DENSITY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMUNITY CENTER (NEIGHBORHOOD RETAIL)
- MULTIPLE USE (RETAIL, OFFICE, EMPLOYMENT, RESIDENTIAL)
- RETAIL / BUSINESS (RETAIL, OFFICE, EMPLOYMENT)
- TOWN CENTER / MIXED USE
- INDUSTRIAL / BUSINESS (RETAIL, OFFICE, EMPLOYMENT, LIGHT INDUSTRIAL)
- PUBLIC SCHOOL
- CITY FACILITY / CITY FACILITY (TO BE DONATED)
- OPEN SPACE / PARKS
- TRANSIT
- PUBLIC FACILITIES
- MIDDLE SCHOOL SITE
- ELEMENTARY SCHOOL SITE
- MISCELLANEOUS
- GAS FACILITIES
- FULL PURPOSE CITY LIMIT LINE
- LIMITED PURPOSE CITY LIMIT LINE
- FUTURE TRANSIT CORRIDOR

Concept Plan
Revised April 16, 2010
WALSH RANCH
Tarrant & Parker Counties
Updated From CP-002-001, Approved January 23, 2002



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